

## CHAPTER 3 EXECUTIVE SUMMARY

This summary chapter is provided in accordance with CEQA Guidelines Section 15123. As stated in CEQA Guidelines Section 15123(a), “[a]n EIR shall contain a brief summary of the proposed actions and its consequences. The language of the summary should be as clear and simple as reasonably practical.” Furthermore, CEQA Guidelines Section 15123(b) states, “[t]he summary shall identify: (1) Each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect; (2) Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and (3) Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.” Accordingly, this summary includes:

- Summary of the proposed project,
- Significant effects of the project,
- Cumulative impacts,
- Areas of known controversy and issues raised,
- Alternatives to the proposed project,
- Environmental setting for impact analysis, and
- Summary of environmental impacts and mitigation measures.

### 3.1 SUMMARY OF THE PROPOSED PROJECT

The DeWitt Government Center Facility Plan (2003 – 2010) includes multiple interrelated phases of relocation, new construction, and demolition. *Figure 2-7, in CHAPTER 2, PROJECT DESCRIPTION*, illustrates the anticipated schedule and interdependencies for each plan component. The primary plan components are described below:

#### **Phase A**

Relocation of residents of Bell Gardens Buildings 2 and 3, demolition of the decommissioned WWTP, and demolition of four buildings (2 through 5) of the Bell Gardens Apartments (Buildings 4 and 5 are currently vacant). Phase A will occur between March 2003 and April 2004.

#### **Phase B**

Construction of Land Development Building (LDB). Phase B will occur between May 2004 and November 2005.

#### **Phase C**

Construction of Auburn Justice Center (AJC). Phase C will occur June 2004 through December 2005. This phase also includes placement of a culvert in the wetland swale located within the security perimeter of the jail. Expansion of the stormwater detention basin west of the main jail will also occur during this phase. The basin will be expanded by approximately 80,000 cubic feet of detention space to accommodate increases in stormwater runoff associated with proposed project Phases B and C.

#### **Phase D**

Rough site grading and provision of infrastructure for the Children's Emergency Shelter (CES) and Women's Center (WC). This EIR provides project-level analysis of the rough grading and provision of infrastructure and program-level analysis of construction and operation of these facilities. Construction of the Children's Emergency Shelter is expected to occur between May 2005 and May 2006, while construction of the Women's Center is anticipated between August 2004 and November 2005. Subsequent project-level environmental review will be conducted prior to facility construction for each project.

#### **Phase E**

Transfer employees currently occupying the Buildings 102 through 107 to the LDB. This transfer will occur in November and December 2005. Transfer employees from Buildings 15 through 18 to buildings vacated by the land development departments. These transfers can occur from January 2006 through June 2006.

#### **Phase F**

Transfer Sheriff and portions of the District Attorney and Probation staff from throughout DeWitt Center to the new Auburn Justice Center. These transfers will occur between December 2005 and February 2006. Subsequent to this relocation, the demolition of Buildings 1, 7, 8, and 15 through 18 can proceed between February 2006 and June 2006. This will permit the expansion of the new LDB parking area to accommodate additional staff and public parking. Parking lot expansion will occur between March and August 2007.

#### **Phase G**

Phase out the remaining occupancies of Buildings 204B, 205B, 206B and 207A&B, between November 2005 and October 2006. This will include the phasing out of current private leases and relocation of the Women's Center to its new facility. Relocation of the Women's Center will occur between November 2005 and January 2006.

#### **Phase H**

Demolition of Buildings 204B, 205B, 206B and 207A&B, which were vacated in Phase G. Phase H will occur between October 2006 and January 2007.

#### **Phase I**

Phase out the remaining occupancies of Buildings 212A&B through 217A&B. These transfers will occur between January 2005 and December 2007. This includes moving the Children's Emergency Shelter into its new facility between May and July 2006 and the remainder of the District Attorney and Probation to the South Placer Justice Center between November and December 2007.

#### **Phase J**

Demolition of Buildings 212A&B through 217A&B, which were vacated in Phase I. Phase J will occur in December 2007 through March 2008.

### 3.2 POTENTIAL AREAS OF CONTROVERSY AND ISSUES RAISED

CEQA requires that the EIR “identify areas of controversy” that have been raised by either the public or public agencies (Section 15123, CEQA Guidelines). The initial public scoping session, NOP comments, DEIR comment period and conversations with Placer County staff identified the following potential areas of controversy associated with the proposed project:

- Short-term parking shortages after occupancy of the buildings and prior to construction of all new parking areas,
- Short-term air pollutant emissions associated with construction and demolition,
- Exposure of noise-sensitive receptors to unacceptable noise levels during construction and demolition,
- Impacts to wetlands habitats,
- Impacts to oak woodland habitat,
- Tree removal,
- Impacts to water quality during and after construction,
- Demolition of buildings located within an area potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources,
- New construction within the area potentially eligible for listing as a historic resource, and
- Possible releases of hazardous materials known to exist onsite.

### 3.3 ENVIRONMENTAL SETTING FOR IMPACT ANALYSIS

#### CEQA Requirements

CEQA contains two relevant provisions for determining the appropriate baseline from which environmental impacts should be evaluated: CEQA Guidelines and case law. The CEQA Guidelines indicate that the baseline for environmental impact analysis is normally the environmental conditions existing at the time of the NOP, which usually represents the beginning of the environmental review of the project. A 1999 court case provided additional guidance about the appropriate definition of the baseline. In the January 1999 CEQA court case, *Fairview Neighbors v. County of Ventura et al.* (2d Civil No. B10456, January 28, 1999), the Second District Court of Appeals determined that the appropriate baseline for evaluation of traffic and related environmental impacts of the proposed Transit Mixed Concrete Company aggregate mine expansion was the operational limit set in the mine’s current conditional use permit (CUP). Therefore, where a permit limit that has been subject to prior CEQA review exists for a proposed project, it is appropriate to use that limit as the environmental baseline, because operation up to that limit is already permissible.

#### Baseline Conditions for this EIR

The baseline conditions for this EIR are considered to be the conditions existing at the time of circulation of the NOP. For this project, an NOP was circulated between December 13, 2002 and January 12, 2003. The baseline conditions are thoroughly evaluated in the previously prepared

*DeWitt Center Existing Conditions Report* (NFA/URS 2002), which was developed to aid in the preparation of this EIR. The *Existing Conditions Report* is available for public review at the office of the Placer County Department of Facility Services.

### **3.4 SIGNIFICANT EFFECTS OF THE PROJECT**

Implementation of the project would result in various impacts on the environment as described in this EIR. Three impacts (two in Air Quality and one in Cultural Resources) are considered significant impacts before and after implementation of the mitigation measures. These impacts are considered significant and unavoidable (listed below). Levels of significance both before and after mitigation, and suggested mitigation measures are identified for all impacts in *Table 3.1*, at the end of this chapter. (For detailed discussions of impacts and suggested mitigation measures of specific topic areas, refer to the relevant chapters of this EIR).

This report concludes that the following impacts are considered significant or potentially significant *before* implementation of mitigation measures:

- Inconsistencies with General Plan policies,
- Changes in viewsheds will result from the project,
- Air pollutant emissions from site preparation activities,
- Temporary increases in ambient noise levels due to construction and demolition ,
- Loss of oak woodland,
- Loss of wetlands,
- Potential loss of onsite special-status species,
- Disturbance of soil from site preparation activities,
- Increased erosion from project grading,
- Impacts on water quality from increased siltation and urban pollutants,
- Changes to or increases in existing water flows and runoff patterns,
- Damage to archaeological or paleontological resources or disturbing any human remains,
- Substantial adverse change in the significance of a historical resource through demolition and/or alteration,
- Releases of hazardous building materials during demolition, and
- Effects on soils and groundwater quality from underground storage tanks.

This report concludes that the following impacts are considered cumulatively significant, or significant and unavoidable *after* implementation of mitigation measures:

- Incremental increases in local and regional traffic,
- Increased emissions of nitrogen oxides (NO<sub>x</sub>) resulting from construction activities,

- Increased exposure of sensitive receptors to NO<sub>x</sub> emissions,
- Substantial adverse change in the significance of a historical resource through demolition and/or alteration, and
- Cumulative loss of cultural resources.

Implementation of mitigation measures described in this EIR is expected to reduce all other potentially significant impacts to less than significant levels.

### **3.5 CUMULATIVE IMPACTS**

The cumulative analysis for this project is based on “a summary of projections contained in an adopted general plan or related planning documents which is designed to evaluate regional or area-wide conditions...” [Section 15130(b)(1)(B), CEQA Guidelines] and is assumed to have the cumulative conditions presented in the *Auburn/Bowman Community Plan EIR*. The past, present, and reasonably foreseeable future projects to be included in the cumulative impact analysis pursuant to CEQA Guidelines, Section 15130 is the buildout of the *Auburn/Bowman Community Plan*, as summarized in that Plan. The cumulative impacts identified in the *Auburn/Bowman Community Plan EIR* are incorporated herein by reference.

### **3.6 ALTERNATIVES TO THE PROPOSED PROJECT**

Evaluation of alternatives to the proposed project that could reduce significant impacts is a fundamental objective of the environmental review process. The range of alternatives required in an EIR is governed by the “rule of reason.” The EIR must evaluate a sufficient range of alternatives to foster an informed discussion of reasonable choices. The alternatives examined in the EIR were developed by the EIR preparers and Department of Facility Services. As the proposed project is separated into distinct phases, the alternatives analyzed provide an alternative for individual phases as feasible, including a no-project alternative for each phase. Alternatives that were analyzed include:

- The no-project alternative for each project phase,
- Offsite Adjacent 14-acre Vacant Site for Phases B and C,
- Onsite Pasture Site for Phase D, and
- Offsite Harman Parcel for Phase D.

### **3.7 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Chapters 4 through 14 of this EIR evaluate in detail the environmental impacts that would result from implementation of the proposed project. The Placer County Department of Facility Services, in its review of the proposed project and determination for action, will consider the entire environmental evaluation contained in this EIR. Following preparation of the Final EIR, the Placer County Department of Facility Services will have the option to certify that the EIR: (1) has been completed in compliance with CEQA; and (2) was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project (Section 15090, CEQA

Guidelines). If the EIR is certified, Placer County Board of Supervisors will determine whether the proposed project will be denied, approved, or conditionally approved.

Impacts of the proposed project are classified as:

***Less than Significant*** – adverse effects that are not substantial according to CEQA;

***Significant/Potentially Significant*** – potentially substantial adverse changes in the environment for which mitigation measures must be recommended, if feasible;

***Significant and Unavoidable*** – substantial adverse changes in the environment that cannot feasibly be reduced by mitigation measures to a less-than-significant level.

Cumulative impacts, significant unavoidable environmental impacts, and growth-inducing impacts that would occur with implementation of the proposed project are discussed in **CHAPTER 15, CEQA DISCUSSIONS** of this EIR.

A listing of the environmental impacts, the level of significance before mitigation, mitigation measures, and level of significance after mitigation is presented in *Table 3.1*.

<b>Impact #</b>	<b>Impact</b>	<b>Significance before Mitigation</b>	<b>Mitigation Measure(s)</b>	<b>Significance after Mitigation</b>
<b>CHAPTER 4. LAND USE AND HOUSING</b>				
There are no impacts on land use and housing that require mitigation measures.				
<b>CHAPTER 5. AESTHETICS</b>				
5.1	Damage to scenic resources	PS	<p><b>Mitigation Measure 5.1a:</b> The final site plans for the Land Development Building shall preserve two of the eight silver maples along Bell Road and shall provide plantings along this frontage in replacement of the six trees removed.</p> <p><b>Mitigation Measure 5.1b:</b> The final landscaping plans for the Land Development Building, Auburn Justice Center, Children's Emergency Shelter, and Women's Center shall include all measures necessary for the protection of those existing trees indicated on site plans as preserved. The final landscaping plans shall be implemented during project construction. This will include installation of tree protection fencing, which will consist of four-foot tall plastic mesh fencing installed on six-foot poles spaced a maximum of 20 feet apart. The poles shall be installed with two feet of length below ground and four feet above ground. The fencing shall encompass an area 150% of the drip line of the tree where feasible, and in no case shall be less than 85% of the drip line of the tree being protected. Tree protection fencing shall be installed and inspected by staff from the Placer County Department of Public Works prior to issuance of a grading permit for each site. Planting in accordance with the final landscaping plans shall commence immediately following construction activities. Compliance with the final landscaping plans shall be confirmed by a representative of the Placer County Design Review Committee prior to issuance of an occupancy permit for the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, and the Women's Center.</p> <p><b>Mitigation Measure 5.1c:</b> In order to preserve all significant trees at the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, and the Women's Center sites, appropriate vegetation</p>	LTS

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PS = potentially significant.

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			<p>protection measures will be prescribed in the site improvement plans and enforced by the contracting agency. A qualified specialist shall evaluate all proposed improvements that may affect each native and ornamental tree to be preserved, make appropriate recommendations on these proposed improvements, and oversee construction of these improvements during site development.</p> <p><b>Mitigation Measure 5.1d:</b> Any native trees impacted by development of the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, or the Women's Center shall be replaced through the planting of one fifteen-gallon container-size tree on the DeWitt Center property for each native tree removed or impacted. Three (3) five-gallon trees, five (5) one-gallon trees, or fifteen (15) tube seedlings can be substituted for each fifteen-gallon tree to be planted. Approximately half of the replacement trees are to be blue oaks, one-quarter are to be valley oaks and one-quarter interior live oak. The health and structure of these trees shall be monitored for five years and any trees that do not survive shall be replaced. Tree replacement for each construction project shall occur prior to issuance of certificates of occupancy for any new structures and shall comply with the standards of the Placer County Tree Preservation Ordinance in effect at the time of the issuance of grading permits for each site.</p> <p><b>Mitigation Measure 5.1e:</b> The improvement plans for the Children's Emergency Shelter and the Women's Center shall route roadways and infrastructure to avoid removal of trees and minimize site grading wherever possible. Building sites shall also be selected to minimize tree removal and site grading.</p>	
5.2	Degradation of existing visual character of the site	PS	<p><b>Mitigation Measure 5.2a:</b> The final landscaping or grading plans for the building demolition areas shall include revegetation of the uncovered areas. Revegetation may include hydroseeding, ground covers, and/or shrubs. No portion of the demolition area may be left with exposed soil. Revegetation must include some native and/or drought-tolerant plant species. Areas where planting does not occur shall be covered with a mulch type of material, such as wood chips, or an inorganic ground cover</p>	LTS

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			<p>such as rock or gravel. The plants shall be watered sufficiently to establish the plant materials. To preserve the areas for future development, final landscaping plans for building demolition areas will not include tree plantings.</p> <p><b>Mitigation Measure 5.2b:</b> The final landscaping plans for the Land Development Building and the Auburn Justice Center shall include tree planting in all parking areas sufficient to attain 50% shading of each parking lot within 15 years of building permit issuance, and shall include planting of street trees along all roadway frontages. Applicable roadway frontages for the Land Development Building include portions of Bell Road, Richardson Drive, DeWitt Drive, and East Drive. Applicable roadway frontages for the Auburn Justice Center include portions of Richardson Drive and B Avenue. Street trees shall be planted in a meandering, irregular pattern at intervals of between 20 and 30 feet, and shall consist of species that develop broad canopies to adequately shade the roadways.</p>	
<b>CHAPTER 6. TRANSPORTATION AND CIRCULATION</b>				
6.1	Substantially increase hazards due to design feature or incompatible uses	S	<b>Mitigation Measure 6.1a:</b> To ensure adequate sight distance exists for vehicles exiting the Children's Emergency Shelter and Women's Center sites via the proposed driveway accessing Atwood Road, the Department of Facility Services shall either reconstruct Atwood Road in the vicinity of the proposed driveway or relocate the driveway to a location meeting minimum sight distance requirements.	LTS
<b>CHAPTER 7. AIR QUALITY</b>				
7.1	Violates any air quality standard or contribute substantially to an existing or projected air quality violation as	S	<b>Mitigation Measure 7.1a:</b> The County shall incorporate Best Management Practices to control erosion during demolition at the Land Development Building site, during construction at the sites of the Land Development Building and Auburn Justice Center, during rough grading and installation of infrastructure at the Children's Emergency Shelter and Women's Center sites, and during project operation. A Construction	SU for NO <sub>x</sub> ; LTS for other pollutants

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	a result of construction emissions		<p>Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan shall be submitted for review and approval to the Placer County Air Pollution Control District prior to the issuance of any grading permits.</p> <p>The Asbestos Dust Control portion of the Plan shall be prepared and implemented in accordance to state regulation "Asbestos Airborne Toxic Control measure for Construction, Grading, Quarrying, and Surface Mining Operations" (CCR Title 17 Section 93105). In addition, the Placer County Air Pollution Control District will require the presence of a qualified geologist or geotechnical engineer during major excavation and grading who can identify naturally occurring asbestos. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation "Asbestos Airborne Toxic Control Measure – Asbestos Containing Serpentine" (CCR Title 17 Section 93106). The material with naturally occurring asbestos in such concentrations can be reused at the site for subgrade material covered by other non-asbestos-containing material. However, the local regulatory agency should provide approval for the reuse of this material on site.</p> <p>The Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan shall include the following Best Management Practices for erosion control shall include, but may not be limited to, the following measures:</p> <ol style="list-style-type: none"> <li>Control for bulk material from the exterior surfaces of equipment falling on paved public roads (track-out) including: <ol style="list-style-type: none"> <li>Removing any visible track-out from a paved public road at any location where vehicles exit the work site.</li> <li>Installing one of the following track-out prevention measures: <ol style="list-style-type: none"> <li>A gravel pad designed to clean the tires of exiting vehicles,</li> <li>A tire shaker,</li> <li>A wheel washer, or</li> <li>Any other measure as effective as the measures listed above.</li> </ol> </li> </ol> </li> <li>Keep active storage piles adequately wet or covered with tarps.</li> <li>Control disturbed surface areas and storage piles that will remain</li> </ol>	

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			<p>inactive for more than seven (7) days using one or more of the following methods:</p> <ol style="list-style-type: none"> <li>1. Keep surfaces adequately wet,</li> <li>2. Establish and maintain surface crusting,</li> <li>3. Apply chemical dust suppressants or chemical stabilizers,</li> <li>4. Cover with tarp or vegetative cover,</li> <li>5. Install wind barriers of fifty percent porosity around three sides of a storage pile,</li> <li>6. Install wind barriers across open areas, or</li> <li>7. Any other measure as effective as the measures listed above.</li> </ol> <p>d. Control for traffic on onsite unpaved roads, parking lots, and staging areas including:</p> <ol style="list-style-type: none"> <li>1. Limiting maximum vehicle speed to fifteen miles per hour, and</li> <li>2. One or more of the following: <ol style="list-style-type: none"> <li>i. Water active operations sufficiently to keep the area adequately wet,</li> <li>ii. Apply chemical dust suppressants,</li> <li>iii. Maintain a gravel cover with a silt content that is less than five percent and asbestos content that is less than 0.25 percent to a depth of 3 inches on the surface being used for travel, or</li> <li>iv. Any other measure as effective as the measures listed above.</li> </ol> </li> </ol> <p>e. Control for earthmoving activities including one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Pre-wet the ground to the depth of anticipated cuts,</li> <li>2. Suspend grading operations when wind speeds are high enough to result in dust emissions crossing the property line,</li> <li>3. Apply water prior to any land clearing,</li> <li>4. Any other measure as effective as the measures listed above</li> </ol> <p>f. Control for offsite transport of excavated material, if needed, including:</p> <ol style="list-style-type: none"> <li>1. Maintaining trucks such that no spillage can occur from holes or other openings</li> </ol>	

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			<p>2. Adequately wetting loads and either:</p> <ul style="list-style-type: none"> <li>i. Covering with tarps; or</li> <li>ii. Loading such that material does not touch the front, back, or sides of the cargo compartment at any point less than 6 inches from the top and that no point of the load extends above the top of the cargo compartment.</li> </ul> <p>g. Post construction stabilization of disturbed areas using one or more of the following methods:</p> <ul style="list-style-type: none"> <li>1. Establish vegetative cover</li> <li>2. Paving</li> <li>3. Mulching or other ground cover</li> </ul> <p>h. Other measures deemed sufficient to prevent wind speeds of 10 miles per hour or greater from causing visible dust emissions.</p> <p>i. Construction contracts shall require contractors to:</p> <ul style="list-style-type: none"> <li>1. water all exposed surfaces three times per day,</li> <li>2. suspend or restrict construction activities during periods of high winds (25 miles per hour gusts or stronger),</li> <li>3. suspend or restrict construction activities during Spare the Air days, and</li> <li>4. Time grading activities to minimize the amount of exposed areas during the wet season.</li> <li>5. Maintain construction equipment according to manufacturer's recommendations.</li> <li>6. Use a vehicle inventory in which at least 20% of the heavy-duty off-road equipment is powered by CARB-certified off-road engines, as follows: <ul style="list-style-type: none"> <li>175 hp – 750 hp      1996 and newer engines</li> <li>100 hp – 174 hp      1997 and newer engines</li> <li>50 hp – 99 hp        1998 and newer engines</li> </ul> </li> </ul> <p>j. Open burning of vegetation removed for site preparation, construction activities, or infrastructure improvements shall not occur. Vegetative</p>	

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			<p>material shall be chipped, stockpiled onsite, or delivered to waste-to-energy facilities.</p> <p>k. The final landscaping plans for the Auburn Justice Center shall include landscaping treatment for the cut and fill banks to minimize soil erosion in these areas. Landscaping materials shall include drought-tolerant ground cover as well as a variety of trees and shrubs. Areas where planting or hydroseeding does not occur shall be covered with a mulch type of material, such as wood chips, or an inorganic ground cover such as rock or gravel.</p> <p><b>Mitigation Measure 7.1b:</b> Implement <i>Mitigation Measure 5.2a</i>, which requires revegetation and/or covering of demolition sites to minimize erosion and wind blown dust emissions.</p> <p><b>Mitigation Measure 7.1c:</b> Implement <i>Mitigation Measure 5.2b</i>, which requires tree planting in parking lots to attain 50% shading of parking areas within 15 years of building permit issuance.</p> <p><b>Mitigation Measure 7.1d:</b> The following construction management techniques shall be implemented where feasible:</p> <p>a. Extend the construction and/or demolition period outside of the ozone period of May through October, with the permission of the Placer County Building Department;</p> <p>b. Minimize length of time construction equipment is left idling; and</p> <p>c. Reduce the hours of construction and/or demolition.</p> <p><b>Mitigation Measure 7.1e:</b> Low-emission stationary construction equipment shall be used onsite where feasible. Existing power sources or clean fuel generators shall be used instead of temporary power generators, where feasible. In order to operate a temporary mobile power generator in excess of 50kW output, a permit shall be obtained from the Placer County Air Pollution Control District.</p> <p><b>Mitigation Measure 7.1f:</b> The prime contractor shall submit to the Placer County Air Pollution Control District a comprehensive inventory (i.e., make, model, year, emissions rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40</p>	

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			<p>or more hours for each individual demolition and construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluation of all heavy-duty equipment on the inventory list.</p> <p><b>Mitigation Measure 7.1g:</b> An enforcement plan shall be established by the Placer County Air Pollution Control District for weekly evaluations of project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations, shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</p> <p><b>Mitigation Measure 7.1h:</b> Construction equipment exhaust emissions shall not exceed Air Pollution Control District Rule 202 Visible Emission limitations.</p> <p><b>Mitigation Measure 7.1i:</b> Implement <i>Mitigation Measure 5.1c</i>, which requires planting of trees to replace mature trees impacted by the proposed project.</p> <p><b>Mitigation Measure 7.1j:</b> The project shall implement a mitigation program to reduce its contribution to significant cumulative air quality impacts occurring within Placer County. The project may develop its own mitigation program, subject to approval by the Placer County Air Pollution Control District, or the project can contribute an equal amount of funds into the District's offsite mitigation program. This would allow the District to reduce regional ozone precursor emissions by providing funding for the District to implement measures to reduce emissions from sources of air pollution not required by law to reduce their emissions. The required financial contribution will be calculated by the District based on the emission estimates in this EIR. The overall goal of the mitigation program is to allow reductions equivalent to 40% of the emissions generated by the proposed project. This may be accomplished through onsite mitigation</p>	

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			measures, offsite mitigation measures, or a combination of both.	
7.2	Exposure of sensitive receptors to substantial pollutant concentrations	S	No additional mitigation measures are needed. This impact will be mitigated through implementation of Mitigation Measures 7.1a through 7.1j.	SU for NO <sub>x</sub> ; LTS for other pollutants
<b>CHAPTER 8. NOISE</b>				
8.1	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project	PS	<p><b>Mitigation Measure 8.1a:</b> A Site-Specific Construction Noise Control Plan shall be prepared prior to the commencement of each construction or demolition phase expected to exceed 75 dBA at any sensitive receptors. The plan shall evaluate noise levels of the construction or demolition activity at the above receptors based on the time and duration of specific activities and the specific equipment that will be used by the contractor. The attenuating effects of intervening structures should be considered. The plan shall identify construction hours and specific noise control measures that would reduce the noise level to 75 dBA or lower at affected receptors. The construction contractor shall consider implementation of the following measures in the construction noise control plan:</p> <ul style="list-style-type: none"> <li>■ Select equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic height possible.</li> <li>■ All construction equipment shall be operated and maintained to minimize noise generation. Equipment and vehicles will be kept in good repair and fitted with “manufacturer-recommended” mufflers.</li> <li>■ Noise barriers are typically used to control noise from construction. A barrier must have sufficient mass to attenuate the low frequency component of the construction equipment; therefore, flexible mat-type barriers would not be adequate. The barrier must be high enough to block the line-of-sight between the noise source and the receptor. Depending on the construction methodology, a barrier can be placed in the near field (close to the noise source) or in the far field (close to the receptor). Barriers are only needed when and where noise levels</li> </ul>	LTS

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			at a noise sensitive receptor are expected to exceed 75 dBA and where noise levels at a non-noise sensitive receptor are expected to exceed 90 dBA. Barriers do <b>not</b> need to be constructed masonry walls or wood fences. They need only to block the line of sight between the noise source and the receptor. They could consist of plywood sheets temporarily placed in the field, parked trucks, or other solid material that blocks the line of sight to the receptor. The plan should identify the proper height, location, and effectiveness of a noise barrier.	
<b>CHAPTER 9. BIOLOGICAL RESOURCES</b>				
9.1	Loss of native trees	S	<p><b>Mitigation Measure 9.1a:</b> Implement <i>Mitigation Measure 5.1a</i>, which requires provision of tree protection fencing during construction.</p> <p><b>Mitigation Measure 9.1b:</b> Implement <i>Mitigation Measure 5.1b</i>, which requires an appropriately qualified specialist to oversee proposed improvements that may affect any tree to be preserved.</p> <p><b>Mitigation Measure 9.1c:</b> Implement <i>Mitigation Measure 5.1c</i>, which requires planting of trees to replace native trees impacted or removed during construction.</p>	LTS
9.2	Disturbance of significant natural vegetation type	S	<p><b>Mitigation Measure 9.2a:</b> The County shall submit a habitat restoration and monitoring program to the Planning Department and the Department of Public Works for approval prior to issuance of a grading permit for any grading operations that impact the oak woodland. The habitat restoration shall occur in the onsite oak woodland habitat and adjacent ruderal habitat. The County shall implement the restoration program concurrent with implementation of grading and construction projects that impact the oak woodland and must demonstrate compliance with the preliminary phases of the restoration and monitoring program prior to issuance of Certificates of Occupancy for projects that impact the oak woodland. This program shall cover an area two times the size of the oak woodland habitat area directly impacted by the proposed project (i.e., through</p>	LTS

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			<p>construction of the Children's Emergency Shelter, construction of the Women's Center, and/or implementation of <i>Mitigation Measure 9.3a</i>). This program shall be developed by an ISA certified arborist, Registered Forester, or Landscape Architect and shall include removal of debris and non native ground cover and shrubs from the restoration area, as well as planting of valley oaks and interior live oaks at a density of approximately 50 plants per acre spaced randomly about 30 feet apart. The restoration program shall include a mitigation monitoring program that includes visual inspections of planted trees a minimum of one time per year for five years. Any trees that do not survive during the five year monitoring program shall be replaced.</p> <p><b>Mitigation Measure 9.2b:</b> Impacts to upland riparian habitats will be mitigated through implementation of the wetland mitigation and monitoring plan submitted to and approved by the Corps of Engineers (refer to <i>Mitigation Measure 9.3a</i>).</p>	
9.3	Disturbance or degradation of wetlands subject to U.S. Army Corps of Engineers jurisdiction under the federal Clean Water Act	S	<p><b>Mitigation Measure 9.3a:</b> The County shall implement a wetland creation and monitoring program as approved by the U.S. Army Corps of Engineers in conjunction with their issuance of a Nationwide Permit. The County will submit an application for this permit in September 2003. The application includes a conceptual wetland mitigation and monitoring plan to offset anticipated impacts to wetlands. The proposed wetland mitigation plan includes expansion of portions of the riparian wetland areas adjacent to the open water ponds, for a minimum of 0.5 acres of created wetlands to mitigate impacts to 0.46 acres, ensuring compliance with the U.S. Army Corps of Engineers' "no net loss" policy. Wetland habitat creation shall include revegetation of the area using native shrubs, trees, and wetland plant species. The County shall continue to work with the U.S. Army Corps of Engineers and a qualified wetland scientist to finalize and implement the wetland mitigation and monitoring program. The wetland mitigation and monitoring plan shall commence prior to occurrence of impacts to any onsite wetlands.</p> <p><b>Mitigation Measure 9.3b:</b> Implement <i>Mitigation Measure 7.1a</i>, which stipulates required components of a Construction Emission/Dust and</p>	LTS

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			<p>Erosion Control Plan.</p> <p><b>Mitigation Measure 9.3c:</b> The County shall incorporate additional Best Management Practices to control erosion and sedimentation of onsite drainageways during demolition at the Wastewater Treatment Plant, Land Development Building site, and other building demolition sites; during construction at the sites of the Land Development Building and Auburn Justice Center; during placement of the excess material from the expansion of the DeWitt Center Detention Basin; during rough grading and installation of infrastructure at the Children's Emergency Shelter and Women's Center sites; during installation/provision of any other infrastructure needed to serve the projects included in the proposed DeWitt Government Center Facility Plan; and during project operation. Best Management Practices for erosion and sediment control shall include the following measures:</p> <ul style="list-style-type: none"> <li>a. Maintain 50-foot setbacks for construction and grading activities from intermittent streams, riparian areas, and wetlands.</li> <li>b. Prepare a winterization plan for sites where construction is not completed by October 15.</li> <li>c. Minimize the depths of cuts and fills to the extent feasible.</li> <li>d. Use measures to prevent eroded soil from entering site drainageways, including: placement of hay bales or other acceptable materials such as sediment barriers, installation of temporary earth berms, use of fabric silt fences, spreading hay or straw on exposed area, development of temporary settling areas and use of other means for slowing runoff and reducing sediment loads. Sediment collected at the erosion control sites shall be collected and disposed of once revegetation has become established. Specifications for silt fencing shall be included on final grading plans for each project area.</li> <li>e. For surfaces at any project site that are not revegetated or covered, the County shall implement other BMPs to minimize discharge of sediments offsite such as filter strips or vegetated swales.</li> <li>f. Design new storm drains throughout the project area to trap sediment and trash. Establish a program of routine maintenance to ensure their</li> </ul>	

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			<p>continued effectiveness.</p> <p>g. Minimize drainage concentration from impervious surfaces using construction management techniques and erosion protection at culvert outfall locations.</p> <p>h. Storm drainage from onsite impervious surfaces shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by DPW. A monitoring program that includes monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to DPW for approval prior to issuance of grading permits for each project site.</p> <p><b>Mitigation Measure 9.3d:</b> Final site plans for the Children's Emergency Shelter and Women's Center projects shall incorporate setback easements from wetlands, riparian vegetation, and the open water ponds. Setbacks shall be a minimum of 50 feet from the closest edge of existing wetland, vegetation, or pond to the landscaping associated with each building and/or parking area, in compliance with Policy 6.A.1 of the <i>Placer County General Plan</i>. Setbacks from created wetlands shall be a minimum of 75 feet. No grading, paving, construction, or landscaping shall occur within these setbacks unless the location is necessary for the construction of new roads or infrastructure to serve the Children's Emergency Shelter and Women's Center projects.</p>	
9.4	Adverse affects on a population or the critical habitat of rare or endangered plants or animals	S	<p><b>Mitigation Measure 9.4a:</b> Pre-construction surveys at the proposed Children's Emergency Shelter and Women's Center sites shall be undertaken during the raptor nesting season (March through August) within 30 days prior to the commencement of site preparation activities to identify if active nests are in the grading and construction areas and would be impacted. If they are determined to be onsite, no grading or heavy construction activity shall take place within close proximity to the nest until nesting is completed and any young are successfully fledged. Nest trees themselves shall be preserved. The County or other project applicant (i.e., in the case of the Women's Center) shall consult with the California Department of Fish and Game to determine the appropriate construction setback from nest trees. Typically the California Department of Fish and</p>	LTS

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			<p>Game requires a 500-foot setback, but the setback can be a minimum of 300 feet.</p> <p><b>Mitigation Measure 9.4b:</b> The County shall install bat excluders in every building to be demolished for a minimum of six weeks prior to demolition. The excluders shall be installed following the maternity season, which occurs from April to the end of June and shall remain in place until building demolition occurs.</p> <p><b>Mitigation Measure 9.4c:</b> The County shall install bat boxes throughout the onsite oak woodland and associated ruderal habitat. The County shall consult with the California Bat Conservation Fund and the California Department of Fish and Game to determine the appropriate specifications, numbers, and placement of the bat boxes. The County shall develop a monitoring program for this mitigation measure that will include visual inspections of each bat box every four months for five years. The visual inspections will be conducted to ensure that each box remains in good condition and to record observation data regarding indications of usage of the boxes.</p>	
<b>CHAPTER 10. GEOLOGY, SOILS, AND SEISMICITY</b>				
10.1	Soil erosion and loss of topsoil	S	<p><b>Mitigation Measure 10.1a:</b> All proposed grading, drainage improvements, erosion control measures, and removal of vegetation and trees shall be shown on the Grading Plans for each project site (construction and demolition sites) and all work shall conform to provisions of the Placer County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved by the Placer County Department of Public Works and grading permits have been issued. Separate Grading Plans shall be submitted and separate grading permits issued, for each project phase that involves earth work, including demolition and construction at the Land Development Building site, construction at the Auburn Justice Center site, demolition at other</p>	LTS

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			<p>proposed demolition areas (wastewater treatment plant; Buildings 204B, 205B, 206B, and 207A&amp;B; and Buildings 212A&amp;B through 217A&amp;B), rough grading and provision of infrastructure at the Children's Emergency Shelter and Women's Center sites, and implementation of applicable Mitigation Measures (such as <i>Mitigation Measure 9.3a</i>, which requires creation of wetland habitat onsite.)</p> <p><b>Mitigation Measure 10.1b:</b> A geotechnical engineering report shall be prepared for each project phase that involves earthwork, as defined in <i>Mitigation Measure 10.1a</i>. Each geotechnical report shall be submitted to the Department of Public Works for review and approval concurrent with submittal of the Grading Plans as required in <i>Mitigation Measure 10.1a</i>.</p> <p><b>Mitigation Measure 10.1c:</b> Should onsite conditions vary substantially from the conditions anticipated based on the geotechnical engineering report and approved grading plans, site grading shall halt until a qualified geologist/engineer can assess site conditions and recommend appropriate changes to the approved grading plans. A revised grading plan shall be submitted to the Placer County Department of Public Works for approval.</p> <p><b>Mitigation Measure 10.1d:</b> Implement <i>Mitigation Measure 5.2a</i>, which requires revegetation and/or covering of demolition sites to minimize erosion. Final landscaping plans shall include revegetation and/or covering of these areas, while final grading plans shall include erosion control measures.</p> <p><b>Mitigation Measure 10.1e:</b> Implement <i>Mitigation Measure 7.1a</i>, which requires the submittal of a Construction Emission/Dust and Erosion Control Plan that includes specific Best Management Practices.</p> <p><b>Mitigation Measure 10.1f:</b> Implement <i>Mitigation Measure 9.3c</i>, which requires additional Best Management Practices to control erosion and sedimentation of onsite drainageways.</p> <p><b>Mitigation Measure 10.1g:</b> Implement the following additional Best Management Practices to minimize impacts to soils in the DeWitt Center Study Area:</p> <p>a. Maintain 50-foot setbacks for construction and grading activities from</p>	

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			<p>intermittent streams, riparian areas, and wetlands.</p> <p>b. Prepare a winterization plan for sites where construction is not completed by October 15.</p> <p>c. Minimize the depths of cuts and fills to the extent feasible.</p> <p>d. For surfaces at any project site that are not revegetated or covered, the County will employ other suitable BMPs, such as filter strips or vegetated swales, as necessary to minimize discharge of sediments offsite.</p>	
10.2	Creation of substantial risks to life or property related to expansive soils	S	<p><b>Mitigation Measure 10.2a:</b> Fine grained, potentially expansive soil that is encountered during grading within proposed building locations and paved areas shall be mixed with granular soil or over-excavated and stockpiled for removal from the project site or for later use in landscape areas.</p> <p><b>Mitigation Measure 10.2b:</b> Soil preparation for fill placement, as well as fill placement and depth shall be conducted in accordance with the standards outlined in the <i>Geotechnical Reports</i> (2002) prepared by Holdrege &amp; Kull for the Land Development Building and Auburn Justice Center sites or subsequent studies used (if any) for review of the grading plans for each project site. These reports are included in Appendix E of this EIR.</p> <p><b>Mitigation Measure 10.2c:</b> Consistent with the applicable code(s) and the recommendations of the geotechnical reports, a qualified technical personnel from the geotechnical consultant shall be present during grading of the proposed Auburn Justice Center site to determine the lateral and vertical extent of the existing fill and stockpiled soil.</p> <p><b>Mitigation Measure 10.2d:</b> Construction dewatering, subsurface drainage, and surface water drainage shall be performed in accordance to the standards highlighted in the <i>Geotechnical Reports</i> (2002) prepared by Holdrege &amp; Kull for the Land Development Building and Auburn Justice Center sites. These standards can be found in Appendix E of this EIR.</p>	LTS

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10.3	Alteration of existing landforms	S	<p><b>Mitigation Measure 10.3a:</b> Implement <i>Mitigation Measure 10.1a</i>, which requires indication on Grading Plans of the extent of grading, drainage improvements, and vegetation removal.</p> <p><b>Mitigation Measure 10.3b:</b> The County's contractor shall implement sensitive grading techniques to blend landform alterations with the natural setting. These techniques include limiting grading areas, use of protective fencing around the dripline of oak trees (as stipulated in <i>Mitigation Measures 5.1b</i> and <i>9.1b</i>), blending cut and fill slopes into the natural terrain, rounding and feathering graded slopes into existing terrain to avoid an artificially contoured appearance, planting or otherwise protecting re-contoured slopes from the effects of water runoff and wind erosion within 90 days of completion of grading, and setting street elevations as close to the existing natural grade as possible.</p> <p><b>Mitigation Measure 10.3c:</b> If blasting is required for site grading or the installation of site improvements, the County will comply with applicable County ordinances and the Occupational Safety and Health Administration requirements that relate to blasting and use only State licensed contractors to conduct these operations.</p> <p><b>Mitigation Measure 10.3d:</b> Prior to issuance of a Grading Permit to allow for the earthwork associated with expansion of the DeWitt Center Detention Basin, the County will submit Grading Plans and Landscaping Plans to the Department of Public Works for approval. The grading plans will include prescriptive practices for placement of all of the soil removed from the detention basin. Should the County propose to store or stockpile any of the excavated soil elsewhere within DeWitt Center, the grading plans shall indicate specific details of the location and configuration of the stockpile adequate to ensure that no additional impacts related to soil erosion or alteration of area hydrologic patterns will occur.</p> <p><b>Mitigation Measure 10.3e:</b> Prior to issuance of an Early Grading Permit to allow for onsite rough grading at the Land Development Building and Auburn Justice Center sites, the County will submit Improvement Plans, Rough Grading Plans, and preliminary Final Grading Plans, and any</p>	LTS

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			related documents as required, to the Department of Public Works for approval.	
<b>CHAPTER 11. HYDROLOGY AND WATER QUALITY</b>				
11.1	Reduced stormwater runoff quality during construction	PS	<p><b>Mitigation Measure 11.1a:</b> Implement <i>Mitigation Measure 10.1a</i>, which requires indication on Grading Plans for each project site of the extent of proposed grading, drainage improvements, and vegetation removal.</p> <p><b>Mitigation Measure 11.1b:</b> Implement <i>Mitigation Measure 5.2a</i>, which requires revegetation and/or covering of demolition sites to minimize erosion.</p> <p><b>Mitigation Measure 11.1c:</b> Implement <i>Mitigation Measure 7.1a</i>, which requires the submittal of a Construction Emission/Dust and Erosion Control Plan that includes specific Best Management Practices.</p> <p><b>Mitigation Measure 11.1d:</b> Implement <i>Mitigation Measure 9.3c</i>, which requires additional Best Management Practices to control erosion and sedimentation of onsite drainageways.</p> <p><b>Mitigation Measure 11.1e:</b> Implement <i>Mitigation Measure 10.1f</i>, which requires implementation of additional Best Management Practices.</p> <p><b>Mitigation Measure 11.1f:</b> The County shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for every construction phase. The SWPPP will include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The Regional Water Quality Control Board will issue Waste Discharge Requirements (WDRs) which set forth conditions, discharge limitations, and monitoring and inspection requirements with which the County will comply. Several BMPs that could be used during construction are described in the <i>Auburn/Bowman Community Plan</i>, Appendix D, Hydrology Study. (The contents of the SWPPP are set forth in detail in the permit application package. Montgomerv 1992). The</p>	LTS

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			<p>California Stormwater BMP Handbook for Construction (California Stormwater Quality Association, 2003a) also provides example of BMPs that could be used. BMPs that may be included in the SWPPP are:</p> <ul style="list-style-type: none"> <li>a. Scheduling materials deliveries to provide for minimal onsite storage and/or providing covered storage for materials wherever practical;</li> <li>b. Designating specific areas for overnight equipment storage and maintenance and providing runoff control around those areas to minimize the potential for runoff to contact spilled materials;</li> <li>c. Establishing procedures for daily work site cleanup and prepare and implement a Spill Mitigation Plan for construction-related activities (<i>a portion of this measure is also listed as Mitigation Measure 14.1b</i>);</li> <li>d. Developing a program of site inspections to ensure that BMPs are consistently implemented and effective;</li> <li>e. Conducting visual monitoring of runoff quality at selected monitoring points;</li> <li>f. Placing fiber rolls (wattles) around drain inlets to prevent sediment and construction-related debris from entering the inlets;</li> <li>g. Placing fiber rolls (wattles) along the perimeter of the site to reduce runoff flow velocities and prevent sediment from leaving the site;</li> <li>h. Placing silt fences downgradient of disturbed areas to slow down runoff and retain sediment;</li> <li>i. Placing sandbags around potentially affected off-site inlets to prevent sediments from entering the inlets; and</li> <li>j. Specifying that all disturbed soil will be seeded, mulched, or otherwise protected by October 15.</li> </ul>	
11.2	Increase in runoff rate downstream of the site	PS	<b>Mitigation Measure 11.2a:</b> The County shall implement <i>Mitigation Measure 10.3d</i> , which requires that the grading plan for the Auburn Justice Center site and DeWitt Center Detention Basin expansion shall include prescriptive practices for placement of all of cut soil not used as fill	LTS

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			<p>within the same project site.</p> <p><b>Mitigation Measure 11.2b:</b> The County shall comply with Placer County Flood Control and Water Conservation District's <i>Stormwater Management Manual</i> (SWMM) and the <i>County Land Development Manual</i> for all design and construction of storm drainage systems. The SWMM provides policy, guidelines, and specific criteria for the development and management of stormwater facilities and infrastructure. The following are some of the requirements that would be applicable to the drainage studies for the proposed project.</p> <ul style="list-style-type: none"> <li>a. Avoid increasing the storm drainage problems in the area, or transferring drainage problems from one location to another. Watershed boundaries should not be altered, and flows should not be diverted from one watershed to another without compelling reasons.</li> <li>b. Design the stormwater system such that no damages occur to structures or improvements during the 100-year event and no inundation of private property occurs during the 10-year event. The 10-year event is the minimum design storm for new developments and all dedicated drainage facilities will be sized for this event.</li> <li>c. Design the stormwater system such that the peak flows will be reduced to below pre-project conditions for 2-year through 100-year storm events.</li> <li>d. Prepare hydrologic analysis in accordance with the guidelines provided in the SWMM. For example, SWMM recommends that the computer program HEC-1 be used to compute both the peak flow and runoff volume for the various storm events, as well as route the design storms through the proposed detention facility, to evaluate the effectiveness of the project.</li> <li>e. Provide details (e.g. location and typical details) on how stormwater runoff is collected and conveyed to the stormwater system.</li> <li>f. Provide drainage facilities that minimize drainage concentration.</li> <li>g. Provide energy dissipators at all points where drainage becomes concentrated.</li> </ul>	

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			h. Prepare a Drainage Plan for each site and submit to the Placer County Flood Control and Water Conservation District for review and approval. The SWMM provides a detailed list of the information that should be included in the Preliminary and Final Drainage Plans.	
11.3	Reduced storm water quality during operations	PS	<p><b>Mitigation Measure 11.3a:</b> The County will prepare and implement a post-development Stormwater Management Plan (SWMP) under the guidelines established by the Placer County Flood Control and Water Conservation District's Stormwater Management Manual (SWMM) and in accordance with the NPDES Phase II Rule. The components of the SWMP will include protection from flooding, protection and enhancement of the stream environment, prevention of erosion and adverse effects on water quality, incorporation of regional stormwater management goals, creation of multiple resource use, and assurance of the growth and development of the project to minimize its adverse impacts. BMPs will be included in the plan, as well as a mitigation monitoring program to ensure long-term success of the BMPs. The California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association, 2003b) provides guidance for selecting and implementing BMPs, as well as information on the potential effectiveness of BMPs on pollutant control. Examples of BMPs that could be incorporated into the SWMP include the following.</p> <ul style="list-style-type: none"> <li>a. Litter control and solid waste management,</li> <li>b. Street cleaning,</li> <li>c. Design parking lots to direct stormwater to storm drain inlets and away from garbage disposal areas,</li> <li>d. Incorporate landscaping into the design,</li> <li>e. Prevent contact of stormwater with potentially contaminated facilities either by redirecting flows or providing other protection, and</li> <li>f. Develop and implement a maintenance program for the storm drain system and stormwater detention basins.</li> </ul>	LTS

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<b>CHAPTER 12. CULTURAL RESOURCES</b>				
12.1	Damage to archaeological or paleontological resources from directly or indirectly destroying a unique archaeological or paleontological resource or disturbing any human remains, including those interred outside of formal cemeteries, if inadvertently exposed during construction	PS	<p><b>Mitigation Measure 12.1a:</b> Immediately stop ground disturbing activities in the project vicinity and consult a qualified professional archaeologist or paleontologist, the Placer County Planning Department, and the Placer County Department of Museums if buried cultural deposits are discovered during construction. If the discovery includes human remains, then the Placer County Coroner and Native American Heritage Commission must also be contacted.</p> <p>In the event of the discovery of buried archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone, that project activities in the vicinity of the find shall be immediately stopped and a qualified professional archaeologist or paleontologist shall be consulted to assess the resource and provide proper management recommendations. In addition, the Placer County Planning Department and Placer County Department of Museums shall be contacted. Such recommendations for important resources could include capping (<i>Mitigation Measure 12.1b</i>), or data recovery excavations (<i>Mitigation Measure 12.1c</i>). Work in the area may only proceed after authorization is granted by the Placer County Planning Department.</p> <p><b>Mitigation Measure 12.1b:</b> Cap resource area with layer of soil. If important cultural resources are found the feasibility of capping such resources shall be considered. An acceptable process of “capping” archaeological resources with soil must include the following elements:</p> <ol style="list-style-type: none"> <li>1. The soils to be covered must not suffer serious compaction;</li> <li>2. The covering materials must not be chemically active;</li> <li>3. The site must be one in which the natural process of deterioration has been arrested; and,</li> <li>4. The site must have been recorded, including the area extent of subsurface deposits.</li> </ol> <p><b>Mitigation Measure 12.1c:</b> Conduct data recovery excavation.</p>	LTS

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12.2	Substantial adverse change in the significance of a historical resource through demolition and/or alteration	S	<p><b>Mitigation Measure 12.2a:</b> Conduct recordation of the DeWitt General Hospital Historic District to Historic American Buildings Survey (HABS) standards. Recordation shall be undertaken of the DeWitt General Hospital Historic District. This recordation will meet the National Park Service's Historic American Buildings (HABS) standards. The National Park Service will define the level of HABS recordation during the federal Section 106 Consultation process. Recordation is expected to include:</p> <ul style="list-style-type: none"> <li>a. A written descriptive and historic report,</li> <li>b. Large format photography of any original plans, and</li> <li>c. Large format photography of: <ul style="list-style-type: none"> <li>1. The contributing features within the DeWitt General Hospital Historic District and</li> <li>2. The setting of the contributing features within the DeWitt General Hospital Historic District.</li> </ul> </li> </ul> <p>The written descriptive and historic report shall be prepared by an architectural historian who meets the Secretary of the Interior's professional qualifications for architectural historian. The large format photographic work shall be done by a photographer who meets the Secretary of the Interior's professional qualifications for photographers.</p> <p><b>Mitigation Measure 12.2b:</b> Provide photographic recordation and reports to local and state repositories.</p> <p><b>Mitigation Measure 12.2c:</b> An onsite interpretative panel shall be developed for display within DeWitt Center. The display shall be a synthesis of the <i>Historic Property Survey Report for the Proposed Home Depot Project</i> and <i>Historic Architectural Survey Report for the DeWitt Center</i> included in the <i>DeWitt Center Existing Conditions Report</i>.</p> <p>The interpretative panel shall provide the following information:</p> <ul style="list-style-type: none"> <li>a. Text describing the design, construction, and subsequent history of the DeWitt Center with particular emphasis placed on the years 1942 through 1945, the period the complex was determined to be of national</li> </ul>	SU

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			<p>significance (Kostura 2002).</p> <p>b. Historical graphic illustrations of the DeWitt Center including reproductions of any available original plans and photographs taken during construction and operation, again with emphasis on the period of national significance (1942 through 1945).</p> <p>c. Contemporary graphic illustrations of the DeWitt Center including photographs of contributing features and setting of the DeWitt General Hospital Historic District.</p> <p>The onsite interpretative panel may initially be placed within the public use areas of the proposed Land Development Building. Such a placement would provide a large number of visitors to DeWitt Center the opportunity to view the display.</p> <p>The County shall fund the development and installation of the interpretative panel. The display shall be modular and readily transportable in order that it may be displayed in alternate locations throughout DeWitt Center. Plans for the panel including proposed text and illustrations shall be submitted to the California SHPO for review and comment.</p>	
<b>CHAPTER 13. PUBLIC FACILITIES</b>				
There are no impacts on public services that require mitigation measures.				
<b>CHAPTER 14. HAZARDS AND HAZARDOUS MATERIALS</b>				
14.1	Creation of a significant hazard to the public or the environment due to transport, use, disposal, or accidental release of	PS	<p><b>Mitigation Measure 14.1a:</b> Prepare and implement an asbestos and lead-based paint abatement workplan based on a demolition-level asbestos and lead-based paint survey for each demolition phase. The workplan(s) shall clearly identify the areas within the existing structures that contain asbestos and lead-based paint. The plan shall contain figures showing areas containing asbestos-containing materials, tables indicating the type and quantity of asbestos-containing materials, the method(s) to</p>	LTS

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	hazardous materials into the environment and/or within one-quarter mile of an existing or proposed school		<p>be used to abate the asbestos-containing materials, and a post-abatement certification sampling plan required to clear the facility for demolition. Additionally, the plan shall indicate the areas where lead-based paint abatement is required prior to demolition.</p> <p>The asbestos abatement portion of the plan shall be prepared by a California State Certified Asbestos Consultant. All personnel conducting asbestos and lead-based paint abatement activities shall receive proper training and certification. U.S. EPA and the California Air Resources Board in Sacramento require a 10-day notification period prior to commencing any abatement activities.</p> <p><b>Mitigation Measure 14.1b:</b> Prepare and implement a Spill Mitigation Plan for construction-related activities. The Spill Mitigation Plan shall contain specific details on reporting requirements, cleanup process, appropriate use and storage (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan will include specific measures and performance standards to ensure that appropriate measures are taken to adequately mitigate any releases so there are no subsequent impacts.</p> <p><b>Mitigation Measure 14.1c:</b> Implement <i>Mitigation Measure 7.1a</i>, which requires preparation and implementation of an Asbestos Dust Mitigation Plan and having a geologist or geotechnical engineer onsite during grading and earthmoving.</p> <p><b>Mitigation Measure 14.1d:</b> All debris generated during demolition and construction included in the DeWitt Government Center Facility Plan shall be recycled via an approved recycler or at an approved recycling facility and/or be disposed of at an approved solid waste facility.</p> <p><b>Mitigation Measure 14.1e:</b> The County shall prepare a chemical inventory for each proposed new building to submit to the Placer County Department of Environmental Health Services to determine if a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling of hazardous materials and potential releases of hazardous materials from the site. It shall also</p>	

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			<p>include an inventory of all hazardous material and waste handled onsite, emergency response plans and procedures in the event of a reportable release or threatened release of a hazardous material, and training for all employees in safety procedures in the event of a release or threatened release of a hazardous material.</p> <p>It is possible that some of the chemicals used and stored in the laboratory and evidence units of the Sheriff's department in the proposed AJC may be carcinogenic and extremely hazardous. In that case, under the California Health and Safety Code, the lab would be required to maintain a Hazardous Materials Business Plan (HMBP) for the operation of the facility.</p>	
14.2	Creation of a significant hazard to the public or the environment due to the project site being located on a site included on a list of hazardous materials sites	PS	<p><b>Mitigation Measure 14.2a:</b> Placer County shall prepare and implement Debris and Soil Sampling and Analysis Plans for the following project sites:</p> <ul style="list-style-type: none"> <li>a. wastewater treatment plant demolition,</li> <li>b. grading and construction at the Land Development Building site,</li> <li>c. rough grading at the Children's Emergency Shelter and Women's Center sites, and</li> <li>d. future construction at the Children's Emergency Shelter site.</li> </ul> <p>Additionally, any public or private applicant for future construction of the Women's Center shall prepare and implement a Debris and Soil Sampling and Analysis Plan for that site during subsequent environmental review of that project.</p> <p>The Debris and Soil Sampling and Analysis Plans shall require that Placer County and the Women's Center project conduct subsurface exploration at the Children's Emergency Shelter and Women's Center sites as part of preparation of site-specific design-level geotechnical investigations for both future projects. The Debris and Soil Sampling and Analysis Plans shall also require that each project proponent have a geologist or geotechnical engineer onsite during grading and earthmoving at each of the identified project sites to monitor soil conditions at each site. The</p>	LTS

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			<p>Plans shall be prepared and implemented to:</p> <ul style="list-style-type: none"> <li>a. assess soil quality in the area of the LUST site within the wastewater treatment plant (Building 503),</li> <li>b. determine the presence or absence of buried waste and or ashes that could indicate the presence of the listed DeWitt State Hospital Disposal Site as listed by the California Integrated Waste Management Board in the Children's Emergency Shelter and Women's Center sites,</li> <li>c. identify the appropriate remediation procedures necessary should the DeWitt State Hospital Disposal Site be found at either the Children's Emergency Shelter site and the Women's Center site, and</li> <li>d. assess soil quality in the area of existing above-ground building debris piles in the proposed Children's Emergency Shelter and Women's Center sites prior to any grading or construction at these sites.</li> </ul> <p><b>Mitigation Measure 14.2b:</b> The County shall coordinate proposed demolition and construction phasing with the U.S. Army Corps of Engineers potential investigation and remedial activities associated with the open LUST cases onsite.</p>	

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